

City of Springdale Council

May 19, 2021

President of Council Vanover called Council to order on May 19, 2021

The governmental body and those in attendance recited the Pledge of Allegiance.

Mrs. McNear provided the Invocation.

Mrs. McNear took roll call. Council members Anderson, Emerson, Ghantous, Hawkins, Ramirez, Sullivan-Wisecup, and Vanover were present.

The minutes of the May 5, 2021 meeting were considered. Mrs. Emerson made a motion to accept the minutes; Mrs. Sullivan-Wisecup seconded. The minutes were approved with seven affirmative votes.

Committee and Official Reports

Civil Service Commission

Mr. Uhl: On behalf of Civil Service Commission, they had a cancellation for their May meeting, but just a quick summary of the April meeting. They are in the process of Firefighter EMT and Firefighter/Paramedic hiring process. I believe those interviews actually concluded this afternoon, and I think they are prepared to make two recommendations to the Mayor. The Police Clerk hiring process was completed and there is an offer that has been extended to an individual who will begin work once the background investigation is completed. Public Works had a hiring process as well. They have two folks that they have extended job offers to. Dylan Wray began work on April 26th, and another individual by the name of Jesse Creach will begin work this coming Monday. There was also an Account Clerk I hiring process for the Tax Department. Job offers and acceptance were made by Natasha Allan and Kristen Sullivan, who both began their work on May 3rd, just in time for the swing of tax season. That is the end of the Civil Service report.

Rules and Laws Mrs. Emerson - No report

Finance Committee Mr. Hawkins - No report

Planning Commission

President Vanover: Mrs. Sullivan-Wisecup? Mr. Ramirez?

Mrs. Sullivan-Wisecup: Mr. Ramirez, I was not at the one meeting. Did you want to do both of them or just one?

Mr. Ramirez: I have a report from the May 11th Planning Commission. Two items on the agenda. The development plan for Kroger. It's the IC & B, which is the Ice Cream and Beverage on 11801 Chesterdale Road. They're looking for an expansion. They're going to stay within their current confines. They're just going up and some other modifications to that location. The second one was a modification to the PUD, Springdale Commons Park. It's the exterior modification for what will be taken over by Amazon. The concept there is like a pick-up and delivery; kind of like a rapid delivery where folks can come in and pick up a package and deliver it to somebody, or pick up the package yourself. The discussion was around the outside, the ramping, and also an outside facility for a smoking hut. That concludes my report.

Mrs. Sullivan-Wisecup: And then, we had a special meeting last night. It was 11911 Sheraton Lane for the old Sheraton hotel property. The developers came in with a request for a PUD; a change in zoning for PUD, it was for a 215 unit multi-family apartment complex with amenities, garages, swimming pools, car wash, dog park, herb garden, and other outdoor living areas. It was very beautiful and I'm excited for them to come here and show you their plan. That passed with a 6-0 vote. That had a public hearing attached to it. So, when it does come to us, we'll have the first reading, then a public hearing. That was all that we had. Thank you.

President Vanover: Thank you.

Board of Zoning Appeals Mr. Anderson - No report

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Board of Health

Mrs. Emerson: The Board of Health met on May 13th. For the COVID-19 cases, we had 1,048 cases and 34 deaths and that was up to May 2nd. We have 37 new COVID-19 cases over the past 30 days; 17 Springdale residents from 13 homes are in COVID-19 isolation currently. The Health Department has given 6,800 vaccinations and that was as of May 14th. On April 27th, the Ohio Department of Health (ODH) advised 43.2% of the population in the zip code 45246 has received at least one COVID-19 vaccination, so the percentage breakdown would be out of 14,467 residents, 6,253 have been vaccinated. For the zip code 45240; there was 38.5% vaccinated, and that breakdown would be out of 26,685 residents, 9,556 have been vaccinated. Currently, the Springdale Health Department is still running three clinics a week. That's at the Community Center. For the Public Health Accreditation, they had their virtual site visit and that was a site visit that was May 11th through the 13th. We did very, very well. We're looking for the outcome of that visit to be announced in August of this year. For the recent food and program activity, Bugatti's opened April 30th, Mi Cozumel is working on expansion of their outdoor bar pending resubmittal of plans. Panda Express on 925 East Kemper Road. Plans are still under review. Five Guys Burgers and Fries at 810 East Kemper Road. The plans are under review for minor renovations. As Mr. Ramirez said, the Amazon is underway also. The overdose Narcan report for April has not been available yet. That concludes my report unless there's any questions.

Capital Improvements report	Mrs. Emerson	-	No
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O-K-I

Mr. Anderson: OKI Board met on May 13th. One thing that might be of interest to folks in Springdale is the SORTA Board President presented to OKI about their revision and expansion plans that some of it is part of that "Reinvention Metro" initiative that's been going on. It was somewhat delayed because of COVID-19. But, one thing of note is that they are planning to expand hours and routes into the weekends for some of the routes that come up here to Springdale. I think it was 22 and 78 that touch us. Both of those are in the first phase for expanded hours and extended weekend hours, and I think that also includes 24 hours service at one point, maybe that might be in phase two. But, if anyone's interested in more details on what SORTA is doing with the buses and our levy money, let me know and I can get you that presentation. Springdale, being part of that extended route, especially going right by the mall, where there might be some housing additions, I think is interesting, especially, for what we're talking about tonight. Thank you.

Mayor's Report

Mayor Webster: I hate to share this bad news with Council, but I have no proclamations to read to you (laughter). I know you're upset. Sorry about that. Anyway, I did have the pleasure to cut the ribbon for the grand opening of Bugatti's, the old Applebee's facility. Haven't talked to anyone there, but with a passing observation, it seems to be doing very well. There are a lot of cars in the parking lot. So, they must be doing something right. In lieu of having proclamations, we've been putting off for a year now, bringing promotions of people in for recognition of Council and new hires, and so forth, so we'd like to start that process back up at the next meeting, June 2nd and we've got a ton of people from the Fire Department and Police Department, and throughout the City really, the City workforce. So, we're going to start off with having the new hires at the Fire Department on June 2nd, and then we will follow that on the 16th of June with the new hires in the Police Department. And then, go over to the Police Department again for promotions, and then back to the Fire Department for promotions, there on August 18th, and then September 1st, will be "catch up" night for all the rest of the City's new employees will be brought in to be introduced. Practically every meeting from now on through the first of September will have some employees here for recognition. That concludes my report Mr. President, thank you.

Clerk of Council/Finance Director

Mrs. McNear: I don't have a report this evening, but I will have it available for the next meeting.

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Administrator's Report

Mr. Jones: I do have a few things. I'll start with the Community Center and their report. Registration continues for fall sports, swim team, and swim lessons. Phase two of the Community Center roof, not to steal thunder from the Engineer, should start and I believe has kicked off this week. Memorial Day hours at the Rec Center for Monday, May 31st, so the Community Center will be closed, but the pool and concessions will open at noon, and stay open through 8:00 p.m. Facility rentals can be done online for members effective June 1st. The Community Center, consistent with what's happened across the State, will remove their COVID-19 restrictions on June 2nd. Our Public Works Director, Mr. Agricola, asked that I share an upcoming ODOT project south of the City on State Route 4 (Springfield Pike) that will have some impact with us regarding traffic. ODOT has indicated they are scheduling a culvert replacement that crosses State Route 4 near the intersection of (State Route) 747 in the communities of Glendale and Woodlawn and then he said, basically, right near the Century Inn location. Since the villages are going to be impacted and it is a State Route, it is all ODOT's responsibility. It is scheduled for the first week in June, weather permitting. How does that impact us? There will be a full closure of Springfield Pike for approximately one week. Once ODOT establishes the detour, and so forth, Mr. Agricola indicates that he will get that up on the web page and Facebook to make sure folks know about it. Everybody seems real happy about that closure, especially for those of us that live that direction. Okay, speed radar, on Cameron from April 6th through April 29th, speed limit in that area is 25 miles per hour, with average speed being 23.8 miles per hour; there were 302 cars per day that were counted. Speed radar on Rose Lane from March 25th through April 23rd. Speed limit is 25 miles per hour with average speeds recorded at 13.9 miles per hour, with an average of 111 cars counted per day. That concludes my report. Thank you.

Mrs. McNear: My question is for Mr. Jones, regarding Springfield Pike, not the traffic situation, but the trees. Mr. Agricola was here last year and we talked about the landscaping that we were going to hold off on installing trees until after cicada season, and I noticed that in front of the Veteran's Memorial across the street there's some new trees planted. They have netting over them, but they are very young trees and was just curious about the change in that plan.

Mr. Jones: I actually saw those myself and I have not had a discussion with Mr. Agricola on that. Have you Brian (Uhl)?

Mr. Uhl: No.

Mayor Webster: I think there's some new trees planted over there and those are to protect them from the cicadas and that was one of the reasons why we didn't want to proceed full bore with the streetscaping this year, because this being the 17th year and these devils were due to arrive this summer, they're here, and it would just wipe out all the new trees. But, I think they've got a few new trees over there. I saw that too.

Mrs. McNear: There are, and they have netting around them, but, considering that they're young trees, I thought they'd probably get the most damage when the cicadas would attack them. I was just surprised to see them.

Mr. Jones: Mr. President, if I may, you may also notice along Springfield Pike, that we have a few trees missing and some light posts. That is not intentional, nor is it something that we planned for. We seem to have drivers attracted to removing those trees and light posts. Sometimes they do so without driver's licenses, maybe without insurance, sometimes under the influence, and I really don't mean to make light of that, but, they seem to keep hitting things down through there, so, if you've noticed that, that's why those are missing. It's nothing that we've done, except, once the accident happens, good news is we've found the people each time, but, usually they lack insurance or driver's licenses.

President Vanover: I guess better the light poles and the trees, than the building itself.

Mr. Jones: True indeed.

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Law Director's Report

Mr. Braun: I'm working on a variety of agreements, projects, and policies, but no formal report for you this evening.

Engineer's Report

Mr. Riggs: We'll start with the Community Center Masonry Wall Restoration Project. That project is complete and the final pay application was approved on April 20th. Community Center Reroofing Phase 2. Project work started today and it's expected to be completed in August of this year. The Public Works Salt Dome Roof Replacement Project; plans are 95% complete. Everything is ready to go, we just don't have a firm date on when construction is to begin, so we're just in a holding pattern at the moment, then, we'll finalize plans and put it up to bid once we have a schedule. The East Crescentville Road Improvements Project; we had a joint Stage 3 comment review meeting, which is basically 90% plan review with ODOT. We went through all their comments on May 4th, and final plans are expected to be complete in October after Butler County purchases the right of way. Northland Boulevard; there's no change with that project, but, we're looking to still wrap up Stage 1 plans on July 23rd. Then the State Route 747 Curb Replacement Catch Basin Repair Project; 80% plans shared with Public Works on April 22nd, we did a field review and comments were provided back to us on May 4th, so we're still working on getting those plans wrapped up, but, right the schedule says plans will be completed by September; I think we're going to be ahead of that. The East Kemper Road/CSX Railroad Bridge Repair Project; we did enter into a cooperative agreement with Hamilton County. Hamilton County has since posted a load reduction for the westbound traffic to 32 lanes from 40 tons to 32 tons. That's a 20% reduction. We've also been working with CSX. They provided us with a preliminary engineering fee estimate of \$16,500. Public Works issued a purchase order to share that with them on May 10th, so they can begin their review of the project. The Ross Park and Chamberlain Park Bridge Repair Project; plans for both projects are really supposed to be complete by the end of this week. I got plans on my desk to review actually. So, work is expected to begin; actual construction work will probably begin in June or shortly thereafter after we solicit contractors. Springdale Industrial Park and Business Parks Rehab Project; it's basically the concrete repairs and catch basin reconstruction project. That design is underway and we're expecting to submit draft plans in early June. That concludes my report.

Comprehensive Plan

Mr. Kuchta: Surveys are currently being drafted for all four focus areas as we speak. We're going to have a meeting with the Advisory Committee in the first half of June to review those draft surveys and the rollout strategy to make sure we get a really good response rate. The surveys are then going to run for at least one month. We may run them longer depending if we want to get more responses. Second half of June, we're going to meet again with the Advisory Committee to discuss the potential changes to the land use map. Then we're going to have a meeting with the Executive Steering Committee in the second half of July to review the results of those surveys that ran the prior month, and we're going to discuss goals and objectives for the plan and then we're going to have one more meeting with the Advisory committee in August to review the draft goals and objectives. So, we kind of have the next three months or so planned out, and, I tentatively expect; don't hold me to this, but, I think, maybe by September we might be ready to be posting draft sections of the plan on the website, and then planning a couple of open houses for the public, which, are actually going to be able to be in person by then to get comments and feedback and be in the final stretch of this process. Thank you.

Communications	-	None
Communications from the Audience	-	None

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Ordinances and Resolutions

Public Hearing

Ordinance No. 14-2021

AN ORDINANCE APPROVING A ZONE CHANGE FOR THE REAL PROPERTY LOCATED AT 134 AND 144 MERCHANT STREET IN THE CITY OF SPRINGDALE

President Vanover: At this point, we'll open the Public Hearing. Is there anybody that would like to speak? I know we've got a presentation, so, if you want to go ahead and start us off, we'll go with it.

Mr. Dragon: Good evening. Thank you. My name is Steve Dragon. I'm Director of Development for Vandercar Holdings. With me also tonight is Matt Walker with WP Land Company. Together, we will be co-developing the project that is in front of you this evening with Vandercar taking the lead primarily on the apartment portion of the project, and WP Land taking the lead on the townhome portion. We are here tonight requesting City Council's approval of the Zone Amendment to PUD as well as approval of the Concept Development Plan for 134 and 144 Merchant Street. As you will recall, we were here a few months ago to informally present the concept to you. It hasn't changed dramatically since then, so, I'll keep my comments brief and obviously Matt (Walker) and I are both available for any questions that Council or the audience may have, but as you're aware, it's approximately an 11 acre property. Currently has two three-story office buildings. Each with approximately 90,000 square feet in total. Both of which have sat vacant for several years. The project in front of you is to convert those buildings into 132 market-rate residential apartments and to develop the surplus asphalt parking lots to 97 new townhomes. The adaptive use of the existing buildings will essentially preserve the shell and structure of the buildings and entirely demolish the interior for full new construction of the residential apartment units and amenities in those apartment buildings. The plan will create approximately 130 apartment units at about a 60/40 split between one and two bedroom apartments, because of the depth of the buildings which are somewhat larger and deeper than a typical new-build apartment building, we will be able to offer larger floor plans than competing products in the new construction market and will be able to offer residents there amenities such as in-unit work-at-home spaces, offices, dens, that sort of thing, and generous closet storage areas throughout the units. Each of the buildings will be securely controlled access and we will be renovating and retaining the existing underground parking, which is under a portion of each of the two buildings for the benefit of a limited number of the residents there. The units will include features like granite counters, stainless steel appliances, and high speed internet, as well as in-unit laundry facilities. The common area amenities for the apartments will include a fitness center, a club room/gathering room, a community kitchen area, co-working spaces, package-receiving spaces, as well as outdoor gather and grilling areas. In addition, the apartment residents will benefit from the green spaces, and the highly walkable layout of the townhome community that will be developed around the two existing buildings. The apartments are targeted to serve your professionals and white collar workers who choose to rent rather than buy a home, as well as younger professionals who are not yet in the position to own a home, and so are in the rental market. We spent a great deal of time since we were last in front of you refining the plan, getting an understanding of the building, and its pros and cons, and much of our time has been spent studying the market and looking at the product that we will be bringing to market. I'm happy to say the results of that research has been very positive. We continue to see rental demand growing, not only throughout the broader market, but specifically in the Springdale area and there is a lack of modern rental product in Springdale that we think will be very well received here at this particular location. We're more excited than ever to get started on the development. I will say in regard to the townhomes, and again, Matt (Walker) is available to answer any questions you might have, they're laid out in a very walkable configuration there. Alley rear-loaded garages so that the fronts of the townhomes face out on to the street, and the sidewalks creating a very inviting pedestrian streetscape. Each of the townhomes will have a two car garage in the lower floor of the building, which was a clarification we made prior to Planning Commission, but would confirm that there are two car garages in each of those units and again, the townhomes are grouped into clusters of 20 or 30 units, each surrounding a greenspace to create, again, a walkable environment and to give each of the residents in the community a very nearby outdoor recreating and gathering space. With that, I'd just like to thank City staff and Planning for their work through this process. We went through at least three rounds of comments as we were working towards getting to Planning Commission. I think we

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Mr. Dragon (continued): were successful in addressing those. Although, obviously, more detail will be provided at final development plan level, but, I think it was a very productive process and we're happy to have the plan in front of you tonight. Thank you.

President Vanover: Is there anybody else that would like to speak either for or against the project? (None) We will close the Public Hearing. Council, I guess at this point we will open discussion, Council if they have any. If not, I'll entertain a motion.

Mr. Anderson: Just a question for the representatives from Council that are on Planning Commission. We've had things that have come through from Planning to us where there was still contention or questions about if the developer was going to be successful in Springdale. Could one of you give a little bit of your take on the Planning Commission process and if this is a good fit from what you're seeing.

Mrs. Sullivan-Wisecup: I'll go first. We had a lot of discussion about this actually. When they came as a conceptual plan, we talked about is this something that people would want and we had recommended to them to even go to some of the surrounding businesses and see if they felt there would be a need amongst their employees, or if they even wanted corporate apartments, things like that there, and they did. I believe you took that. You went to the surrounding businesses, am I correct on that? I know we had talked about that in the follow up, and, of course, we had our Economic Planner who also had said that there was need in the area as well.

Mr. Kuchta: So, if I may, the Mayor actually directed me to talk to some of the larger employers in that surrounding office park area in the very early stages of this process and I did speak to some of the largest employers in that area about the concept without even showing them the awesome conceptual renderings that we've seen; just talking about the general concept of it, and four of them that I spoke to said that they thought this would be a really positive addition to that area. Removing some basically blighted buildings from the surrounding area and then also it's going to provide an opportunity for them to be more competitive to attract talent. So, as some of these employers are trying to hire new folks that don't necessarily live around here; they're looking to move to the area for the job, especially a younger demographic, they are constantly being asked where are these options where I can live and walk or bike to the office and then, also, ideally, some restaurants and bars and what not and the answer has always been, "Nothing really around here." Positive reception from those employers that I spoke to. From staff standpoint, we know this is a very important piece to revitalizing that office park area and adaptively reusing some of these office buildings that are functionally obsolete and that have been vacant for a while. So, hopefully, we're going to see a few more of these. I know I've already been contacted by some other developers looking that have heard about this project and are looking at some of the other office buildings around there that are either completely vacant, or mostly vacant for the same basic idea. So, this may not be the last one of these projects that we see for that specific area.

Mr. Ramirez: A background on the Planning Commission as well that it was well received. The buildings are in a good place for this application. The buildings have been sitting empty for a long, long time. We thought this would bring some life to that area and, like it's been said before with the large companies near there such as Humana that they could probably draw from that and overall it was a 7-0 vote and there weren't too many negative comments on the whole project and I myself thought it was a good idea. Thank you.

Mayor Webster: I was going to say everything that Andy (Kuchta) said. (Laughter). But, seriously, I think this is the first to come. We're going to see many more of these and I think going through this pandemic in the last year, so many employers have found out that their employees can work from home and I think you're going to see more and more office buildings sit empty if they're not proactive and try to convert to something like this. I think in one of Andy's visits early on, he talked to one of the property managers of one of the larger buildings over there and she was ecstatic about this. She said, "Thank God! Because if I have a vacant office and I show it to a prospect, they point to that white elephant down the street, and they say, 'Why should I pay you this much per square foot when I could go down the street and name my own price?'" She was extremely happy to see it go off the market. Every one of

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Mayor Webster (continued): these that go through a conversion it is just going to drive the demand for what space is left and the rents are going to go up there, which is good for everybody. The City wholeheartedly supports this project.

Mrs. Emerson: This question is directed to the developer. Do we know average price of the townhouses and rent cost for the apartments?

Mr. Dragon: There will be a range, but to start, one bedrooms will start at approximately \$1,100 dollars a month, two bedrooms in that \$1,350 to \$1,400 range, and then the townhomes would be more in the \$1,800 a month range to start.

Mrs. Emerson: Thank you.

Mr. Hawkins: Also for the developer, while you're up there. Has Vandercar done anything like this in terms of a similar development?

Mr. Dragon: In terms of adaptive reuse, this will be our first project. So, it's an exciting project for us. There hasn't been a great deal of adaptive reuse done in this Greater Cincinnati market to date, especially in the more suburban markets. So, this is a little bit of a pioneering effort, but one we've taken a lot of time to study. We have been involved over the last several years with multi-family developments in both Oakley at Oakley Station and recently completed the approach at Summit Park in Blue Ash and so we're excited about this slightly different approach to multi-family housing.

Mr. Hawkins: With approval, what's the timeline you guys are thinking about in terms of when work would begin and when they would be ready for occupants?

Mr. Dragon: Well, we would certainly hope to begin yet this year. It will be phased in with demolition obviously, site demolition, building interior demolition starting and it will be a continual development from start to finish and we would hope to have it completed within two years from start. That's the intent. So, within two years from say the beginning of fourth quarter of this year.

Mr. Hawkins: And then, for either you or the members on Planning Commission; is there a traffic study done? Any thoughts of impact? I know obviously there's a lot of different ways for ingress and egress there, but was that examined at all?

Mr. Dragon: We didn't do a full study, and we discussed this with the City Engineer. What we did was an analysis of the change in traffic intensity based on the previous office use versus the proposed residential use and it's a significantly lower traffic demand based on the change in use and so, I think, we certainly comfortable. I think the City Engineer was comfortable that the traffic facilities would be more than adequate for the change.

Mr. Hawkins: Thank you.

Mr. Anderson: This is for the developer. I heard you mention the townhome rentals. Is everything in the complex completely rental, or are some of these going to be owner-occupied?

Mr. Dragon: These will be fully rental.

Mr. Anderson: Fully rental and do you see, I was looking at the greenspace and I was looking at the number of apartments and townhomes. Is there anything that is going to be segmented or is it all going to be shared use across all the types of rentals in the facility? So, I just don't want us, I'm trying to think of their situation whether there will be conflict based on the use. Are the apartment users going to have the same access as the townhome users to the green space or how is that going to be managed?

Mr. Dragon: The intent will be that the green space throughout will be a common amenity to all the renters. There may be some very specific townhome amenities, but likely, most of the amenities across the site will be shared. There will be some amenities inside the apartment buildings that will be specific to the apartment users for security reasons that it would be difficult

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Mr. Dragon (continued): to blend those together, but, otherwise, there will be kind of a common owner association that will span the whole project to kind of manage those areas.

Mr. Anderson: So, we wouldn't expect additional fencing inside the green space and then gates. It will still remain open?

Mr. Dragon: No. Those will be common areas. They will be reserved as common areas under the declaration that we put down with the development.

Mr. Anderson: I think this is great. I love that we're reusing existing office space and repurposing it to new life. I think it's a fantastic opportunity. I hope it works well.

Mr. Dragon: Thank you.

President Vanover: Alright. Council any more discussion? (None) Alright, this is our second reading and we have held our public hearing in compliance with the ORC (Ohio Revised Code), and our legal master down at the end of the row here. What is your pleasure?

Mr. Hawkins made a motion to adopt Ordinance No. 14-2021; Mrs. Sullivan-Wisecup seconded.

Ordinance No. 14-2021 passes with seven affirmative votes.

Public Hearing

Ordinance No. 15-2021

AN ORDINANCE APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR THE PROPERTIES LOCATED AT 134 AND 144 MERCHANT STREET

President Vanover: Okay, at this point, we'll open a Public Hearing. Anybody who would like to address Council either for or against you are welcome to the floor. (None) We'll close the Public Hearing. Council, this is a second reading, and we've held the Public Hearing in proper consideration. I'll entertain a motion.

Mrs. Sullivan-Wisecup made a motion to adopt Ordinance No. 15-2021; Mr. Hawkins seconded.

Mr. Anderson: This may be tangential to the actual PUD. What district is this apartment complex, and all these homes going in to? I only ask because if we're going to restart our welcoming process that we had to pause during COVID-19, somebody's going to be really busy greeting a lot of new Springdalians, so, I should have looked before, but where does this end up?

President Vanover: Well, the Board of Elections is probably going to have the final say because of their rules regarding or covering the districts.

Mr. Anderson: I know we define the sections, and it was broken out originally based on rough population, about 4,000 per, I thought that was something that came through Charter (Revision). I just didn't know if that's something that we need to add to figure out these after construction gets going.

Mayor Webster: The Board of Elections wouldn't have anything to do with it. They only define the precincts. The Districts, Council does that and this will be the year to do that. It should be done prior to the year where there is a district Council race. It should be done prior to May and I know, I don't know if some Council people have looked at it; I looked at it, and we're not within the range where we have to do it. In fact, I don't think we have an arrangement where we even can do it. It's not mandatory. If the highest exceeds the lowest by 15%, Council has to re-district, and you have to do it before the district Council race. So, since you're okay this time and these units aren't built, then I would say the next time, four years from now, somebody on this Council needs to be aware of that, because I won't be here. It needs to be done within four years. And, who knows, with all the things with the Sheraton site being developed, and this being developed, and, hopefully Tri County being

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Mayor Webster (continued): redeveloped, I think there's a good chance there will be some drastic changes in the districts in 2025.

Mr. Braun: I just wanted to clarify. It does indicate in the charter that Council is responsible for the redistricting. It doesn't have to go to Charter (Revision). So, I just want to be clear that if you so choose under the charter that it says that once the balance has changed, you do have the power to do that.

Ordinance No. 15-2021 passes with seven affirmative votes.

President Vanover: Congratulations and get your shovels ready.

Ordinance No. 16-2021

AN ORDINANCE AUTHORIZING THE PURCHASE OF A HOOKLIFT UPGRADE FOR THE SWAP LOADER TRUCK FROM W.A. JONES TRUCK EQUIPMENT AND DECLARING AN EMERGENCY

Mrs. Emerson made a motion to adopt Ordinance 16-2021; Mrs. Ghantous seconded.

Ordinance No. 16-2021 passes with seven affirmative votes.

Ordinance No. 17-2021

AN ORDINANCE ENACTING AND ADOPTING THE 2021 S-23 SUPPLEMENT TO THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, OHIO AND DECLARING AN EMERGENCY

Mrs. Ghantous made a motion to adopt Ordinance No. 17-2021; Mrs. Emerson seconded.

Ordinance No. 17-2021 passes with seven affirmative votes.

Ordinance No. 18-2021

AN ORDINANCE ADOPTING A SUPPLEMENTAL APPROPRIATION/ESTIMATED RECEIPTS ORDINANCE TO ADJUST APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES AND ADJUST ESTIMATED RECEIPTS FOR THE CITY OF SPRINGDALE, OHIO DURING THE FISCAL YEAR ENDING DECEMBER 31, 2021

Mrs. Sullivan-Wisecup made a motion to adopt Ordinance No. 18-2021; Mrs. Emerson seconded.

Mr. Jones: Director Jeff Williams asked that I just simply let Council know that this has no impact on our General Fund and the City is simply acting as a pass-through.

Ordinance No. 18-2021 passes with seven affirmative votes.

Resolution No. R06-2021

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO FILE AN APPLICATION WITH THE SOUTHWEST OHIO REGIONAL TRANSIT AUTHORITY (SORTA) FOR TRANSIT INFRASTRUCTURE FUNDS RELATED TO THE EAST KEMPER ROAD/CSX BRIDGE REPAIR PROJECT, AND AUTHORIZING THE MAYOR AND CLERK OF COUNCIL/FINANCE DIRECTOR TO EXECUTE ALL CONTRACTS AND OTHER DOCUMENTS RELATED TO THE PROJECT

Mrs. Ghantous made a motion to adopt Resolution No. R06-2021; Mrs. Emerson seconded.

Mayor Webster: I'm glad to see this Resolution on the agenda tonight. This is one of the reasons that I wholeheartedly supported the transit levy that there was a promise that there would be a substantial amount of money set aside for street repairs and so forth. So, I guess my question is who initiated this? Was this the engineer?

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Mr. Riggs: Yes. It was between me and Public Works. We were looking to apply for the remaining share of the local match; around \$157,000 that was for the project. So, essentially, for the Kemper Road Bridge Project, the City would have no responsibility for it.

Mayor Webster: So, how much are we requesting?

Mr. Riggs: Around \$157,000.

Mayor Webster: Does that need to be in here?

Mr. Riggs: No. I think the resolution is just to apply for the grant. Not necessarily the details of the grant.

Mayor Webster: So, do we have any other projects that we're going to apply for funding for?

Mr. Riggs: This was the only one because some of the funding requirements, at least this first go around, was that it had to be constructed within a year, so, this is the only project that would be shovel ready within a year. But, down the road, there's several opportunities that we'll be looking at.

Mayor Webster: Okay. Thank you.

Resolution No. R06-2021 passes with seven affirmative votes.

Old Business - None

New Business

Mr. Uhl: Before you tonight, as Mrs. Sullivan-Wisecup stated, as a result of the Planning Commission meeting held on April 18th, the Planning Commission recommended for approval the Milhaus Development. That will be coming before you, hopefully, next month. If you'll be able to set some dates for the first reading, and then also the public hearing and they will be asking for a Zone Map Amendment as well as a Preliminary Development Plan for their PUD for the property located at 11911 Sheraton Lane.

President Vanover: Any discussion at the point Council? (None) So, we're going to schedule the Public Hearing and we'll get the ordinance first reading.

Mr. Uhl: As long as Council's okay with the first reading on the June 2nd meeting, and then we will get scheduled the Public Hearing set for June 16th.

President Vanover: I'm getting the nod and thumbs up. Go to it.

Mr. Uhl: Thank you.

Meetings and Announcements

Mrs. Sullivan-Wisecup: Planning Commission may meet on June 8th. We have a possible case coming in. If not, our next meeting will be July 13th. But, as of right now, we're saying June 8th, possibly cancel that day. If that wasn't confusing enough. Thanks.

Mrs. Emerson: The Board of Health are on their summer break and will return to session in September.

Communications from the Audience - None

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Update on legislation still in development

Mr. Hawkins: Item Number I was addressed with Ordinance No. 14-2021; An Ordinance Approving a Zone Change for the Real Property Located at 134 Merchant Street and 144 Merchant Street from General Business District (GB) and Office Business District (OB) to Planned Unit Development (PUD). That passed with a 7-0 vote. Item Number II was addressed with Ordinance No. 15-2021; An Ordinance Approving the Preliminary Development Plan for the Properties Located at 134 and 144 Merchant Street. That passed with a 7-0 vote. Item Number III was addressed with Ordinance No. 16-2021; An Ordinance Authorizing the Purchase of a Hooklift Upgrade for the Swap Loader Truck from W.A. Jones Truck Equipment and Declaring an Emergency. That passed with a 7-0 vote. Item Number IV was addressed with Ordinance No. 17-2021; An Ordinance Enacting and Adopting the 2021 S23 Supplement to the Springdale Code of Ordinances and Declaring an Emergency. That passed with a 7-0 vote. Item Number V was addressed with Ordinance No. 18-2021; An Ordinance Adopting Supplemental Appropriation/Estimated Receipts to Adjust Appropriations for Current Expenses and Other Expenditures and Adjust Estimated Receipts for the City of Springdale, Ohio During the Fiscal Year Ending December 31, 2021. That passed with a 7-0 vote. Item Number VI was addressed with Resolution No. R06-2021; A Resolution Authorizing the City Administrator to File an Application with the Southwest Ohio Regional Transit Authority (SORTA) for Transit Infrastructure Funds Related to the East Kemper Road/CSX Bridge Repair Project and Authorizing the Mayor and Clerk of Council/Finance Director to Execute All Contracts and Other Documents Related to the Project. That also passed with a 7-0 vote.

Recap of legislative items requested for next Council meeting

Mr. Hawkins: The only thing is the matter that Mr. Uhl referenced coming up and beyond that, unless there's anything else from Council or the Administration.

Adjournment

Mr. Hawkins made a motion to adjourn; Mrs. Sullivan-Wisecup seconded the motion and Council adjourned at 8:01 p.m.

Respectfully submitted,

Kathy McNear
Clerk of Council/Finance Director

Minutes Approved:
Tom Vanover, President of Council

_____, 2021